

# YOLO COUNTY ECONOMIC FORECAST

Yolo County, home to the University of California at Davis, is bordered by Sacramento County to the east and Napa County to the west. Yolo County has a population of 216,900 people and a total of 108,900 wage and salary jobs. The per capita income in Yolo County is \$49,043 and the average salary per worker is \$67,723.

Agriculture plays a significant role in the Yolo County economy. In recent years, total agricultural output has exceeded \$600 million. Tomatoes are the dominant crop, followed by wine grapes, almonds, rice, and walnuts. And because of its proximity to Sacramento – the state’s capital – Yolo County has a large number of government jobs.

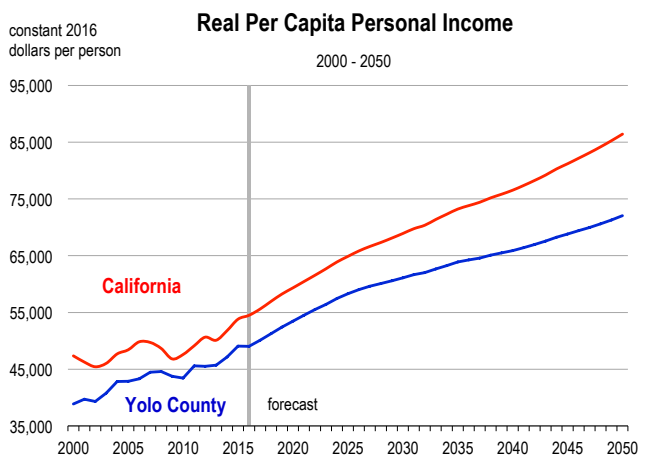
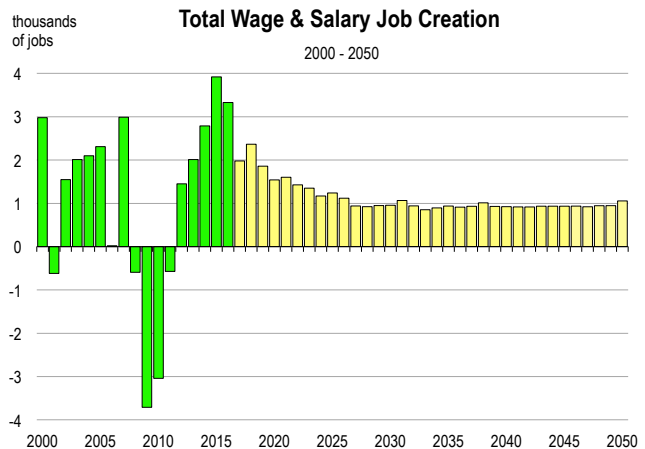
Employment across Northern California increased by 3.2 percent in 2016, whereas employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter counties) increased by 3.4 percent. In Yolo County, 3,300 total wage and salary jobs were created, representing a growth rate of 3.2 percent. The unemployment rate improved during the year, falling from 6.4 percent in 2015 to 5.8 percent in 2016.

During 2016, the largest job gains were observed in government (+1,200 jobs), professional and business services (+570 jobs), and healthcare and education (+400 jobs). The largest losses were in agriculture (-110 jobs).

Between 2011 and 2016, the Yolo County population grew at an annual average rate of 1.3 percent. Net migration was strong, with an average of 1,600 net migrants entering the county each year.

## FORECAST HIGHLIGHTS

- In 2017, total employment will rise by 1.8 percent. Job growth is expected to average 1.5 percent annually from 2017 to 2022.
- Average salaries are slightly below the California state average, and will remain so over the next few years. In Yolo County, inflation-adjusted salaries are expected to rise by an average of 1.9 percent per year from 2017 to 2022.
- Between 2017 and 2022, the sectors adding the most jobs will be government, professional and business services, education and healthcare, and wholesale and retail trade. Together, these sectors will account for 73 percent of net job creation in the county.

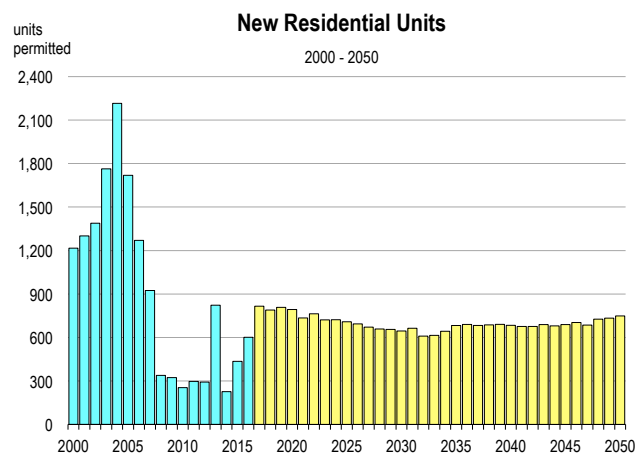
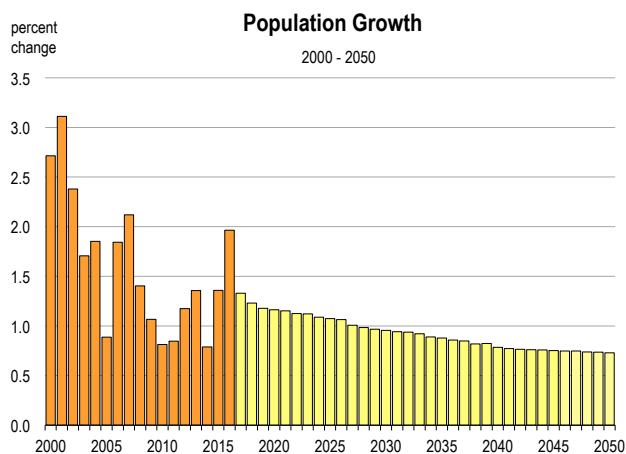


- Population growth will average 1.2 percent per year between 2017 and 2022.
- Over the forecast period, net migration is expected to be high. From 2017 to 2022, an average of 1,500 net migrants will enter the county each year.
- Real per capita income will increase by 2.1 percent in 2017. Between 2017 and 2022, real per capita income is expected to grow by an average rate of 2.1 percent per year.
- Total taxable sales, adjusted for inflation, will increase by an average of 2.4 percent per year over the 2017-2022 period.
- Industrial production is expected to increase by 5.3 percent in 2017. From 2017 to 2022, the growth rate of industrial production is expected to average 2.6 percent per year.

# Yolo County Economic Forecast

## 2010-2016 History, 2017-2050 Forecast

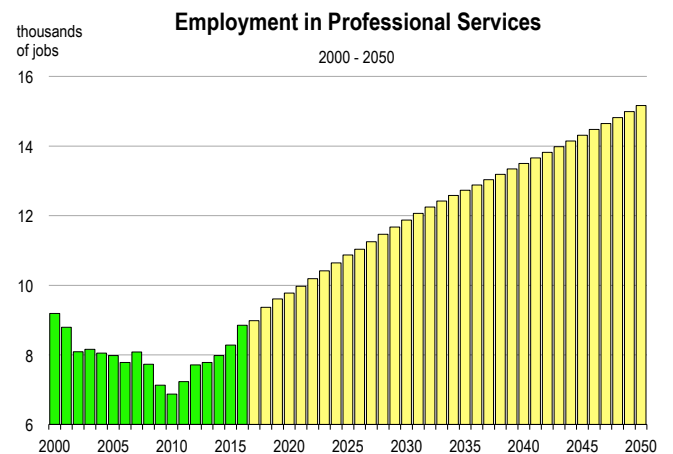
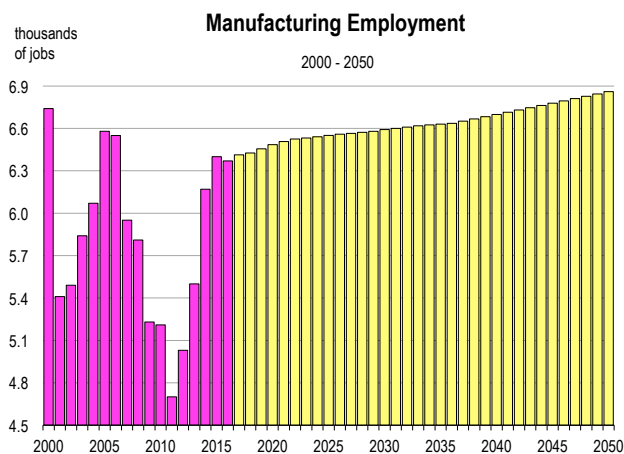
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	201,321	312	170	69.8	254	\$2.9	\$7.8	\$43,421	1.3	487.1	2.3	12.1
2011	203,025	491	167	70.0	297	\$3.2	\$8.4	\$45,566	2.7	587.7	2.1	11.8
2012	205,408	1,228	168	70.4	292	\$3.4	\$8.7	\$45,502	2.7	675.8	2.1	10.6
2013	208,194	1,563	173	70.8	822	\$3.6	\$9.0	\$45,686	2.3	744.3	2.3	9.0
2014	209,834	332	177	71.2	227	\$3.7	\$9.5	\$47,131	2.8	807.5	2.5	7.5
2015	212,686	1,726	181	71.5	436	\$3.9	\$10.2	\$49,074	2.6	660.7	2.6	6.4
2016	216,866	3,127	185	72.1	602	\$4.0	\$10.6	\$49,043	3.0	710.5	2.6	5.8
2017	219,750	1,851	187	72.5	816	\$4.2	\$11.3	\$50,087	3.1	726.6	2.7	5.7
2018	222,453	1,653	189	73.3	789	\$4.5	\$12.0	\$51,267	3.0	747.6	2.8	5.5
2019	225,073	1,551	191	74.1	808	\$4.7	\$12.8	\$52,432	2.6	759.2	2.9	5.6
2020	227,691	1,533	193	74.9	793	\$4.9	\$13.6	\$53,466	3.1	764.8	3.0	5.7
2021	230,314	1,524	195	75.6	735	\$5.2	\$14.4	\$54,516	3.0	770.6	3.0	5.8
2022	232,905	1,483	197	76.3	763	\$5.4	\$15.2	\$55,494	3.0	775.5	3.1	5.8
2023	235,517	1,499	198	77.1	721	\$5.7	\$16.1	\$56,427	3.0	780.7	3.2	5.7
2024	238,080	1,442	200	77.8	722	\$5.9	\$16.9	\$57,441	2.9	786.0	3.3	5.7
2025	240,637	1,437	202	78.5	708	\$6.2	\$17.8	\$58,287	2.9	791.6	3.4	5.5
2026	243,197	1,442	203	79.2	694	\$6.5	\$18.6	\$59,036	2.8	797.3	3.4	5.5
2027	245,647	1,336	205	79.8	671	\$6.8	\$19.4	\$59,606	2.9	803.0	3.5	5.4
2028	248,064	1,310	206	80.5	659	\$7.0	\$20.3	\$60,078	2.7	809.0	3.6	5.4
2029	250,462	1,297	208	81.1	656	\$7.3	\$21.1	\$60,577	2.5	815.0	3.7	5.4
2030	252,855	1,298	210	81.7	645	\$7.6	\$22.0	\$61,092	2.4	821.2	3.8	5.4
2031	255,237	1,290	211	82.4	664	\$7.9	\$22.8	\$61,666	2.3	827.5	3.9	5.4
2032	257,631	1,296	213	83.0	609	\$8.3	\$23.7	\$62,001	2.5	834.0	4.0	5.4
2033	260,004	1,273	215	83.6	615	\$8.6	\$24.7	\$62,653	2.1	840.6	4.1	5.4
2034	262,316	1,212	217	84.2	643	\$9.0	\$25.6	\$63,264	2.3	847.3	4.2	5.4
2035	264,620	1,207	219	84.8	683	\$9.4	\$26.7	\$63,880	2.4	854.2	4.3	5.4
2036	266,890	1,171	221	85.5	690	\$9.7	\$27.8	\$64,244	2.8	861.2	4.4	5.4
2037	269,155	1,163	223	86.1	683	\$10.1	\$28.9	\$64,583	2.9	868.4	4.5	5.4
2038	271,359	1,107	224	86.8	687	\$10.5	\$30.1	\$65,100	2.7	875.7	4.7	5.4
2039	273,594	1,146	225	87.5	691	\$10.9	\$31.4	\$65,492	2.9	883.1	4.8	5.4
2040	275,740	1,057	227	88.1	684	\$11.2	\$32.7	\$65,906	2.8	890.7	4.9	5.4
2041	277,869	1,034	228	88.8	676	\$11.6	\$34.0	\$66,416	2.6	898.5	5.0	5.4
2042	279,995	1,024	230	89.4	676	\$12.0	\$35.3	\$66,974	2.5	906.4	5.2	5.4
2043	282,124	1,018	232	90.1	689	\$12.4	\$36.7	\$67,573	2.4	914.5	5.3	5.4
2044	284,263	1,022	233	90.8	680	\$12.9	\$38.1	\$68,272	2.2	922.8	5.5	5.3
2045	286,400	1,015	235	91.4	689	\$13.3	\$39.5	\$68,828	2.4	931.2	5.6	5.3
2046	288,541	1,013	236	92.1	703	\$13.7	\$41.0	\$69,410	2.3	939.8	5.7	5.3
2047	290,699	1,022	238	92.8	686	\$14.1	\$42.5	\$69,983	2.3	948.5	5.9	5.3
2048	292,844	1,008	239	93.4	726	\$14.6	\$44.1	\$70,609	2.3	957.5	6.0	5.3
2049	294,999	1,022	241	94.1	733	\$15.1	\$45.8	\$71,283	2.3	966.6	6.2	5.3
2050	297,151	1,025	242	94.8	749	\$15.6	\$47.6	\$72,035	2.3	975.9	6.4	5.3

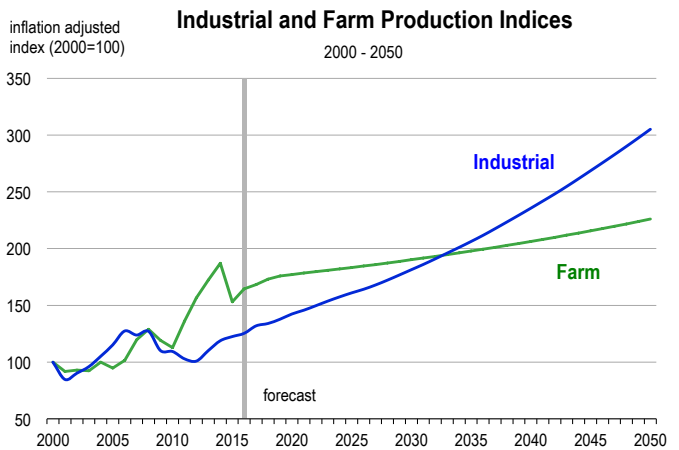
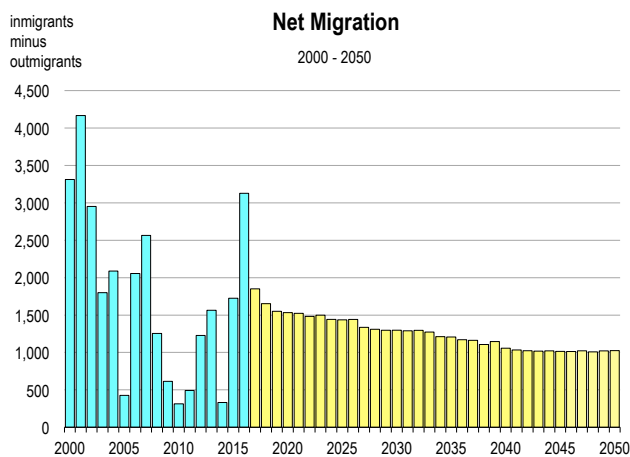
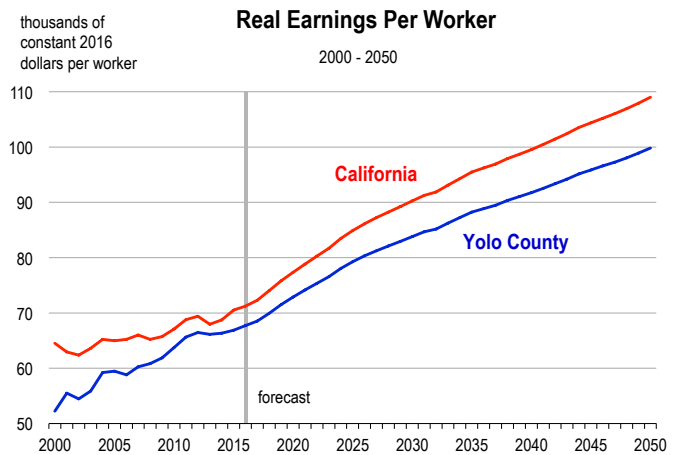
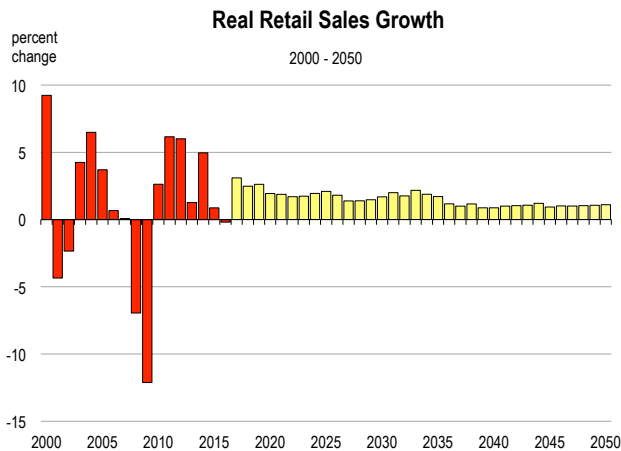


# Yolo County Employment Forecast

## 2010-2016 History, 2017-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
employment (thousands of jobs)												
2010	96.0	4.85	3.5	5.2	6.4	11.9	3.1	6.9	1.0	8.5	6.4	36.2
2011	95.4	5.09	3.3	4.7	6.4	12.1	2.9	7.2	1.0	8.4	6.3	36.0
2012	96.9	5.30	3.1	5.0	6.3	11.9	2.9	7.7	1.0	8.6	6.7	36.1
2013	98.9	5.35	3.0	5.5	6.4	12.4	2.8	7.8	1.1	9.0	6.8	36.5
2014	101.7	5.72	3.0	6.2	6.6	12.6	2.5	8.0	1.0	9.3	7.1	37.3
2015	105.6	5.92	3.5	6.4	6.8	12.9	2.5	8.3	1.0	9.7	7.6	38.7
2016	108.9	5.81	3.8	6.4	7.0	13.2	2.5	8.9	1.0	10.1	7.9	39.8
2017	110.9	5.86	4.0	6.4	7.2	13.3	2.5	9.0	1.0	10.4	8.1	40.5
2018	113.3	5.96	4.1	6.4	7.6	13.5	2.6	9.4	1.0	10.6	8.2	41.5
2019	115.1	5.98	4.2	6.5	7.8	13.6	2.5	9.6	1.0	10.7	8.3	42.3
2020	116.7	5.98	4.2	6.5	8.0	13.7	2.6	9.8	1.1	10.9	8.4	42.9
2021	118.3	5.99	4.3	6.5	8.1	13.8	2.6	10.0	1.1	11.0	8.6	43.7
2022	119.7	5.99	4.3	6.5	8.2	13.8	2.6	10.2	1.1	11.2	8.7	44.4
2023	121.1	6.00	4.3	6.5	8.3	13.9	2.6	10.4	1.1	11.3	8.9	45.0
2024	122.2	6.00	4.3	6.5	8.4	14.0	2.6	10.6	1.1	11.5	9.0	45.4
2025	123.5	6.00	4.3	6.6	8.5	14.0	2.6	10.9	1.1	11.7	9.0	46.0
2026	124.6	6.01	4.3	6.6	8.5	14.1	2.6	11.0	1.1	11.9	9.1	46.5
2027	125.5	6.03	4.3	6.6	8.6	14.1	2.6	11.3	1.1	12.1	9.1	46.8
2028	126.4	6.04	4.3	6.6	8.6	14.2	2.6	11.5	1.1	12.3	9.2	47.1
2029	127.4	6.07	4.3	6.6	8.7	14.3	2.6	11.7	1.1	12.5	9.2	47.4
2030	128.3	6.09	4.3	6.6	8.8	14.3	2.6	11.9	1.1	12.7	9.3	47.7
2031	129.4	6.12	4.4	6.6	8.8	14.4	2.6	12.1	1.2	12.9	9.4	48.1
2032	130.4	6.15	4.4	6.6	8.9	14.4	2.6	12.2	1.2	13.1	9.5	48.4
2033	131.2	6.18	4.4	6.6	8.9	14.5	2.6	12.4	1.2	13.2	9.6	48.6
2034	132.1	6.20	4.4	6.6	9.0	14.6	2.6	12.6	1.2	13.4	9.7	48.8
2035	133.0	6.23	4.4	6.6	9.0	14.6	2.6	12.7	1.2	13.6	9.8	49.1
2036	134.0	6.26	4.4	6.6	9.1	14.7	2.6	12.9	1.2	13.8	9.9	49.4
2037	134.9	6.29	4.4	6.7	9.1	14.7	2.6	13.0	1.2	14.0	10.0	49.7
2038	135.9	6.32	4.4	6.7	9.2	14.8	2.6	13.2	1.2	14.2	10.1	50.1
2039	136.8	6.35	4.4	6.7	9.3	14.8	2.6	13.3	1.2	14.4	10.2	50.4
2040	137.8	6.38	4.4	6.7	9.3	14.9	2.5	13.5	1.2	14.6	10.2	50.7
2041	138.7	6.41	4.4	6.7	9.4	14.9	2.5	13.7	1.2	14.8	10.3	51.0
2042	139.6	6.44	4.5	6.7	9.4	14.9	2.5	13.8	1.2	15.0	10.4	51.3
2043	140.5	6.47	4.5	6.7	9.5	15.0	2.5	14.0	1.3	15.2	10.5	51.6
2044	141.5	6.51	4.5	6.8	9.5	15.0	2.5	14.1	1.3	15.4	10.6	51.9
2045	142.4	6.54	4.5	6.8	9.6	15.1	2.5	14.3	1.3	15.6	10.7	52.2
2046	143.3	6.57	4.5	6.8	9.6	15.1	2.5	14.5	1.3	15.8	10.8	52.5
2047	144.2	6.60	4.5	6.8	9.6	15.2	2.5	14.6	1.3	16.1	10.9	52.8
2048	145.2	6.64	4.6	6.8	9.7	15.2	2.5	14.8	1.3	16.3	11.0	53.1
2049	146.1	6.67	4.6	6.8	9.7	15.3	2.5	15.0	1.3	16.5	11.1	53.4
2050	147.2	6.70	4.6	6.9	9.7	15.3	2.5	15.2	1.3	16.7	11.2	53.8





## County Economic and Demographic Indicators

### Projected Economic Growth (2017-2022)

Expected retail sales growth:	11.1%
Expected job growth:	7.9%
Fastest growing jobs sector:	Transportation & Utilities
Expected personal income growth:	17.4%

Expected population growth:	6.0%
Net migration to account for:	58.9%
Expected growth in number of vehicles:	5.1%

### Demographics (2017)

Unemployment rate (April 2017):	5.0%
County rank* in California (58 counties):	28th
Percent of population working age:(16-64):	68.7%

Population with B.A. or higher:	38.7%
Median home selling price (2016):	\$385,500
Median household Income:	\$87,768

### Quality of Life

Violent crime rate (2015):	362 per 100,000 persons
County rank* in California (58 counties):	29th
Average commute time to work (2017):	24 minutes

High school drop out rate (2016):	7.2%
Households at/below poverty line (2017):	10.7%

\* The county ranked 1st corresponds to the lowest rate in California